

Heritage Springs Community Association, Inc.
Board of Directors Study Session Minutes
Wednesday, July 1, 2026 1:00 PM

1. Call to Order The meeting was called to order at 1:04PM. by President Christine Dixler.

2. Proof of Notice and Quorum Proof of notice was posted 48 hours prior to the meeting, and a quorum was established with all board members present.

- **Board Attendance:** Kelly Alter, Christine Dixler, Rose Greenbaum, Dave Lowens, Bonnie Napoli, Dan Rooney, and Cynthia Thompson.
- **Staff Attendance:** Ailyn Millares (Controller), Jason Finger (IT Manager), Brian Richter (Director of Golf).
- **Homeowner Attendance: 15**

3. Review Topics:

Finance: Ailyn Millares and the board reviewed working capital contributions and labor counts.

Events: Trivia and Mother's Day events saw higher attendance and Golf rounds increased by 3%. Chef Experience, "Shake Society and guest golf rounds had lower attendance, possibly due to departure of snowbirds,

Balance Sheet and Reserves: The balance sheet was termed, the "health of the organization and the status of reserves and reserve shortfalls was discussed.

4. Project Selection: safety issues, broken items, assets past their lifespan are priority.

5. Facilities Updates: The tennis court project exceeded its budget by \$60,000 due to unforeseen site preparation for new light poles. Bocce court turf is currently being evaluated as a safety concern.

Roads and Golf Course Sequencing: Ad hoc committees are re-sequencing the \$2.4 million golf course renovation and the remaining 12 road projects.

Gate Readers: The bar code system has many codes that are invalid. The board discussed several cleanup strategies as alternative to a full system replacement.

Bridges: Board members identified the bridges on hole number 10 and hole number 18 as high-priority safety issue due to potential liability.

5. Working Capital Contribution (WCC): Christine Dixler will educate the homeowners through media and by member survey to determine options such as, flat-rate upon the sale of the house or yearly % increases. A target vote in mid-October will be needed.

Spectrum Contract: A consolidated statement will begin in January 2027 for all Heritage Springs communities.

Trash Consolidation: A survey will be conducted to gauge member thoughts on a unified trash service, which may require HS document modifications.

Geothermal Pool System: The facilities committee is reviewing a quote from Geothermal Solutions and has received an independent engineering firms report on a long-term fix for the pool heating system.

6. Member Comments Residents suggested using license plate numbers to cancel invalid decals. Another member complimented the board on the increased use of ad hoc committees and independent experts for major projects.

7. Adjournment The meeting was adjourned at 2:30 PM.

Respectfully submitted: Rose Greenbaum, Secretary 2026 Board of Directors

Approved By the Board::